



## Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

### C.U.P. 22-28 Elk Ridge Retreat

**Applicant / Property Owner:** James Sabatasse

**Location:** 12206 Highway 55  
RP15N03E25661 located in the  
S ½ SW ¼ Section 25, T.15N, R.3E,  
Boise Meridian, Valley County, Idaho

**Project Description:** James Sabatasse is requesting a conditional use permit for a short-term rental with a maximum of 20 guests. The home is approximately 6,048-sqft and uses an Individual well and individual septic system.

The 20-acre parcel is addressed at 12206 Highway 55. The home is accessed from Highway 55 using a shared driveway easement.

Short-term Rental or "vacation rental": means any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative or timeshare, or owner-occupied residential home that is offered for a fee and for thirty (30) days or less.

Short-term rentals do not include a unit that is used for any retail, restaurant, banquet space, event center, hotel/motel type lodging, or another similar use.

Short-term rentals requesting greater than 12 guests per night require a conditional use permit.

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Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the  
application and staff report  
will be posted online at:**

**[www.co.valley.id.us](http://www.co.valley.id.us)**

### PUBLIC HEARING

**August 11, 2022  
6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

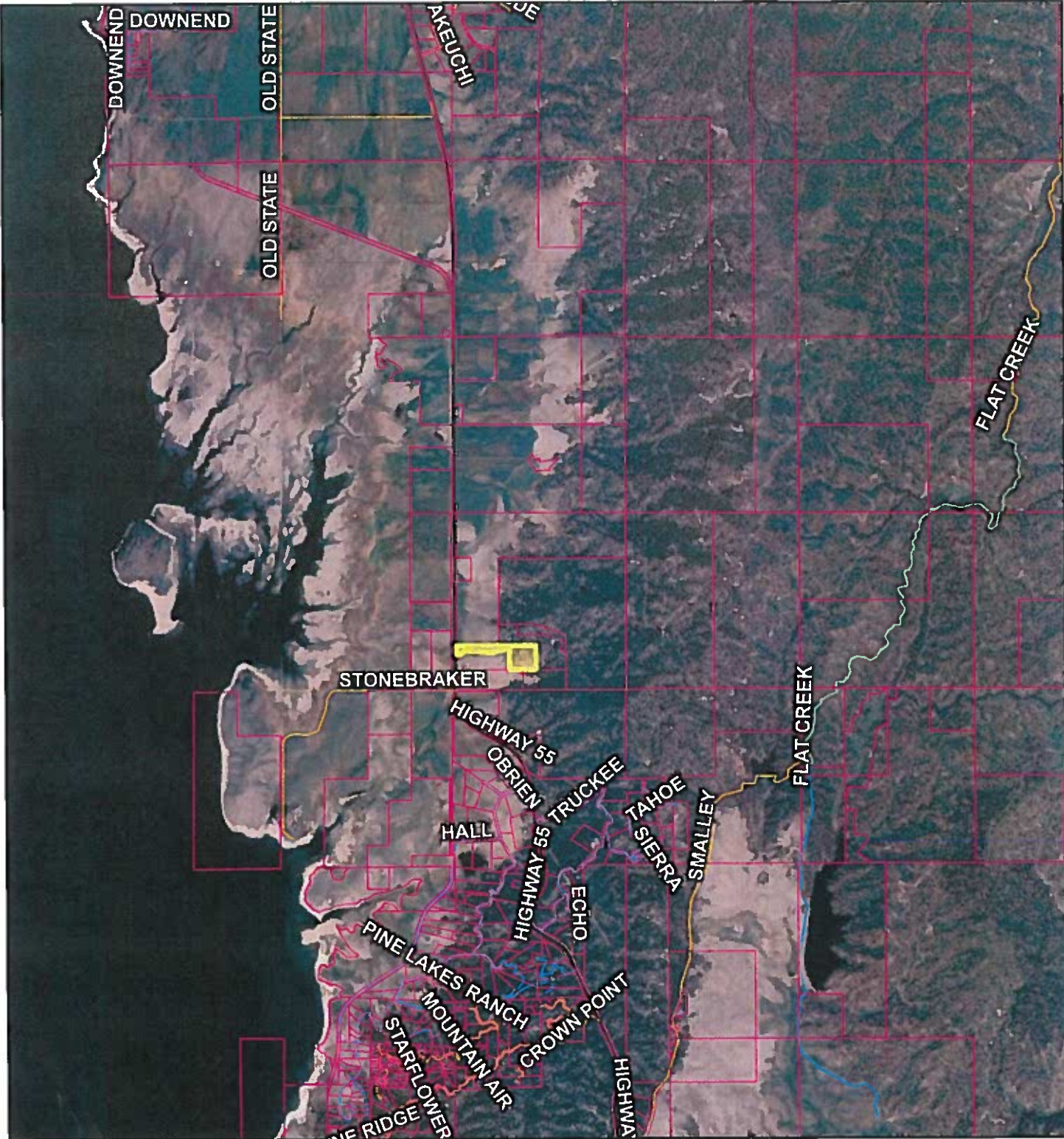
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by  
**5:00 p.m., Wednesday, August 3, 2022.**

If you do not submit a comment, we will assume you have no objections.

**Direct questions and  
written comments to:**

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

C.U.P. 22-28 at 12206 Highway 55



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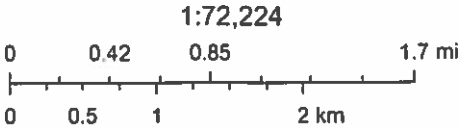
- Parcel Boundaries

Roads

MAJOR
- URBAN/RURAL

USFS

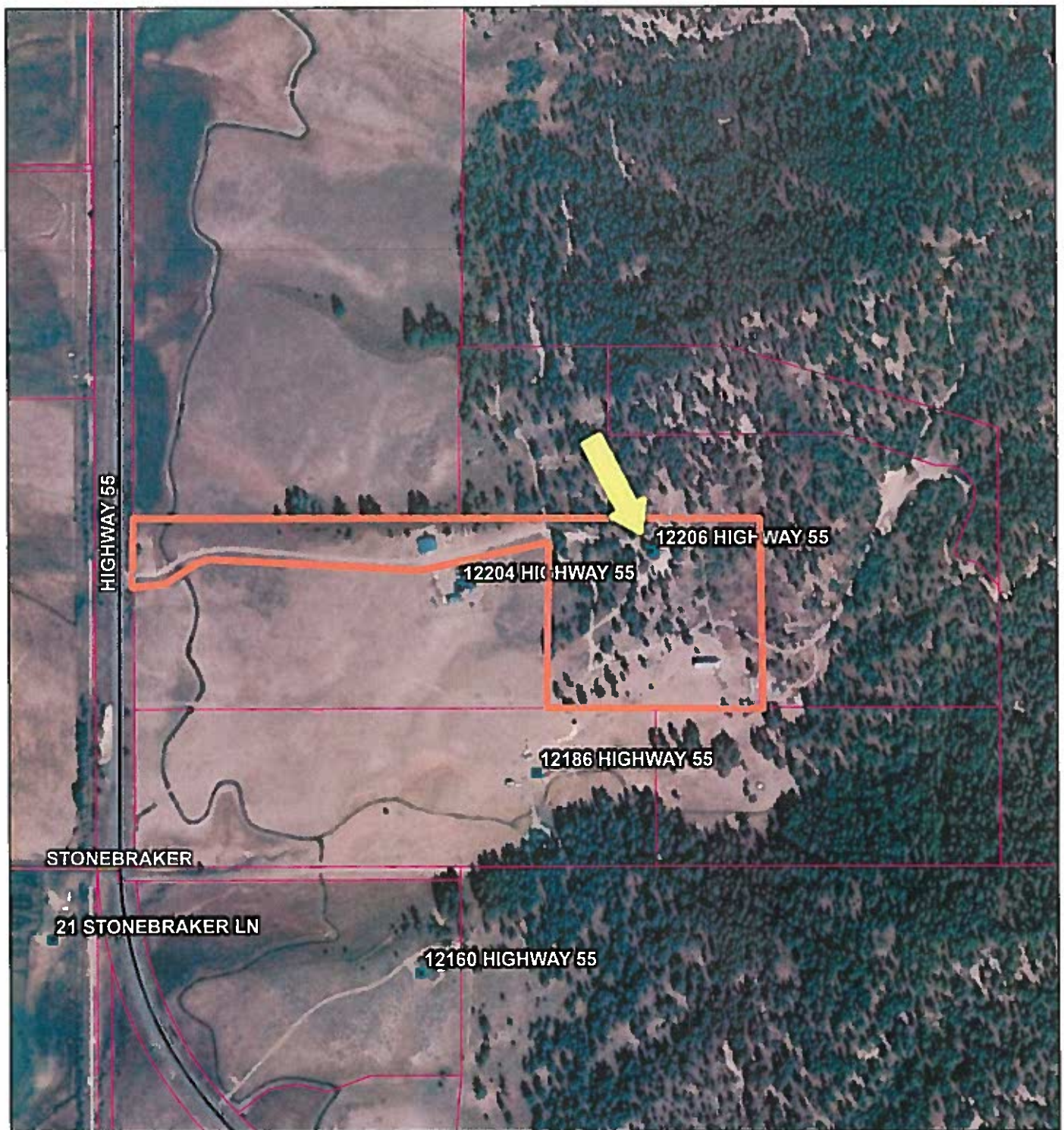
PRIVATE



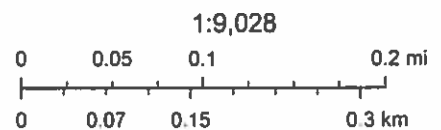
Earthstar Geographics



# C.U.P. 22-28 at 12206 Highway 55



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